

PUBLIC NOTICE

Members of the Local Planning Board for Santa Rosa County, Applicants and Public:

The Local Planning Board will hold a regular meeting on Thursday, May 8, 2008, at 6:00 p.m., in the Santa Rosa County Administrative Complex, Commissioners Board Room, 6495 Caroline Street, Milton, Florida.

- I. Pledge of Allegiance
- II. Review of Minutes, (April 10, 2008 if available by meeting date)
- III. Old Business: None
- IV. New Business:

1. [2008-R-045](#)

Large Scale Amendment

Applicant: 2718 Santa Rosa LLC
Agent: Jerry Langston, AICP (MSCW, Inc.)
Project: Contrada Hills (fka Jubilee)
Parcel(s): 17-2N-29-0000-00100-0000, 16-2N-29-0000-00101-0000
15-2N-29-0000-00100-0000, 20-2N-29-0000-00100-0000
21-2N-29-0000-00100-0000, 22-2N-29-0000-00100-0000
27-2N-29-0000-00300-0000, 26-2N-29-0000-00100-0000
23-2N-29-0000-00103-0000
Location: Property is located between Luther Fowler Road and Willard Norris Road, Pace
Existing Zone: AG (Agriculture District) and PUD (Planned Unit Development)
Requested Zone: No Change
Current FLU: Agriculture
Proposed FLU: Contrada Mixed Use
Area size: 2,718.50 (+/-) acres

2. [2008-R-016](#)

Rezoning/Small Scale Amendment

Applicant: Victor VanDyke
Agent: Gene Morgan
Parcel(s): 22-2S-26-0000-00400-0000
Location: Southside Navarre Parkway just east of Blankenship Road, Navarre
Existing Zone: R1 (Single Family Residential District)
Proposed Zone: R2 (Medium Density Residential District)
~~HCD (Highway Commercial Development District)~~
NC (Neighborhood Commercial District)
Current FLU: Single Family Residential
Proposed FLU: Medium Density Residential and Commercial
Area size: 4.2 (+/-) acres

LPB Recommendation: Tabled by a vote of 6-0 with the condition that the applicant will bring the case back to the LPB within a maximum of two months at their March 13, 2008 meeting.

3. [2008-R-034](#)

Rezoning/ Small Scale Amendment

Applicant: Paul and Elizabeth Brown
Agent: Wiley C. "Buddy" Page
Parcel(s): APO 09-1N-27-0000-01000-0000
Location: Highway 87 South, East Milton
Existing Zone: AG (Agriculture District)
Requested Zone: HCD (Highway Commercial Development District)
Current FLU: Agriculture
Proposed FLU: Commercial
Area size: 9.95 (+/-) acres

4. [2008-R-035](#)

Rezoning/ Small Scale Amendment

Applicant: Paul and Elizabeth Brown
Agent: Wiley C. "Buddy" Page
Parcel(s): 28-2S-26-9020-00000-0400
Location: Southeast corner of Bahia Drive and Gulf Boulevard, Navarre Beach
Existing Zone: NBMD (Navarre Beach Medium Density)
Requested Zone: NBC (Navarre Beach Commercial)
Current FLU: Navarre Beach Medium Density Residential
Proposed FLU: Navarre Beach Commercial
Area size: .11 (+/-) acres

5. [2008-R-040](#)

Rezoning/ Small Scale Amendment

Applicant: Farrell and Betty Allen
Agent: Wiley C. "Buddy" Page
Parcel(s): 13-1N-29-0000-00200-0000
Location: 5395 Highway 90, Pace
Existing Zone: AG (Agriculture District)
Requested Zone: HCD (Highway Commercial Development District)
Current FLU: Agriculture
Proposed FLU: Commercial
Area size: .70 (+/-) acres

6. [2008-R-036](#)

Rezoning

Applicant: Barrington Land Company
Agent: Chuck Francoeur
Parcel(s): 36-4N-30-0000-00101-0000
Location: Annie Penton Road
Existing Zone: AG-2 (Agriculture District)
Requested Zone: AG (Agriculture District)
Current FLU: Agriculture
Proposed FLU: No Change
Area size: 131 (+/-) acres

NOTE: The following three (3) Agenda Items (#7-10) are large scale amendments for inclusion with the second of two (2 of 2) comprehensive plan amendment packages allowed by Florida Statute 163.3187 in any one calendar year. Following consideration by the Board of County Commissioners at a transmittal public hearing, Amendment 08-2 will be forwarded to the Department of Community Affairs for review, with subsequent consideration by the Board of County Commissioners at an adoption public hearing prior to the end of Calendar Year 2008.

7. [2008-R-037](#)

Rezoning/ Large Scale Amendment

Applicant: Lonnie King,
Mpirical Land Development of Florida, Inc
John Spencer Family Limited Partnership
Agent: Roy V. Andrews, Esq. (Lindsay & Andrews, P.A.)
Parcel(s): APO 11-1N-29-0000-00455-0000, 11-1N-29-0000-0100-0000,
11-1N-29-0000-00900-0000, 11-1N-29-0000-01001-0000,
11-1N-29-0000-01100-0000, 11-1N-29-0000-01400-0000
Location: North Intersection of Hwy 90 and East Spencer Field Road, Pace
Existing Zone: AG (Agriculture District), R1 (Single Family Residential District, R2M (Medium
Density Mixed Residential Subdivision District)
Requested Zone: HCD (Highway Commercial Development District)
Current FLU: Agriculture, Single Family Residential, and Residential
Proposed FLU: Commercial
Area size: 55.42 (+/-) acres

8. [2008-R-038](#)

Large Scale Amendment

Applicant: Bell Lane Limited
Agent: Angela J. Jones (Locklin, Jones & Saba, P.A.)
Parcel(s): 19-1N-28-0000-00200-0000, 27-1N-29-0000-01000-0000,
27-1N-29-0000-01005-0000, 27-1N-29-0000-01006-0000,
27-1N-29-0000-01007-0000, 27-1N-29-0000-01008-0000,
27-1N-29-0000-01009-0000, 27-1N-29-0000-01010-0000,
27-1N-29-0000-01011-0000, 27-1N-29-0000-01012-0000,
27-1N-29-0000-01013-0000, 27-1N-29-0000-01014-0000,
27-1N-29-0000-01015-0000, 27-1N-29-0000-01016-0000,
27-1N-29-0000-01017-0000, 27-1N-29-0000-01018-0000,
27-1N-29-0000-01019-0000, 27-1N-29-0000-01020-0000,
27-1N-29-0000-01021-0000, 27-1N-29-0000-01022-0000,
27-1N-29-0000-01023-0000, 27-1N-29-0000-01024-0000,
27-1N-29-0000-01025-0000, 27-1N-29-0000-01026-0000,
27-1N-29-0000-01027-0000, 27-1N-29-0000-01028-0000,
27-1N-29-0000-01029-0000, 27-1N-29-0000-01030-0000,
27-1N-29-0000-01031-0000, 27-1N-29-0000-01032-0000,
27-1N-29-0000-01033-0000, 27-1N-27-0000-01034-0000,
27-1N-29-0000-01035-0000, 27-1N-29-0000-01036-0000,
27-1N-29-0000-01037-0000, 27-1N-29-0000-02603-0000
Location: Northeast corner of Bell Lane and Sterling Way, Pace
Existing Zone: AG (Agriculture District)
Requested Zone: No Change
Current FLU: Agriculture
Proposed FLU: Single Family Residential
Area size: 524.67 (+/-) acres

9. [2008-R-039](#) Large Scale Amendment

Applicant: Sterling Fibers, Inc.
Agent: Angela J. Jones (Locklin, Jones & Saba, P.A.)
Parcel(s): 26-1N-29-0000-00201-0000, 27-1N-29-0000-01002-0000
28-1N-29-0000-00100-0000, 29-1N-29-0000-00100-0000
29-1N-29-0000-00101-0000, 29-1N-29-0000-00102-0000
29-1N-29-0000-00300-0000, 30-1N-29-0000-00200-0000
31-1N-29-0000-00302-0000, 34-1N-29-0000-00400-0000
34-1N-29-0000-00500-0000, 35-1N-29-0000-02502-0000
35-1N-29-0000-02503-0000, 35-1 N-29-0000-03002-0000
Location: Southwest corner of Bell Lane and Sterling Way, Pace
Existing Zone: AG (Agriculture District)
Requested Zone: No Change
Current FLU: Agriculture, Single Family Residential, and Garcon Point Single Family Residential
Proposed FLU: Industrial
Area size: 590.42 (+/-) acres

10. Proposed text amendments to the Santa Rosa County Comprehensive Plan:

- A. Chapter 10, [Capital Improvements Element](#), updating the Schedule of Capital Improvements.
- B. Chapter 4, [Transportation Element](#), updating the Future Transportation Map Series 4-1 thru 4-4.
- C. Chapter 4, [Transportation Element](#), updating Table 4.1 Adopted Level of Service (LOS).
- D. Chapter 4, [Transportation Element](#), amending policy 4.1.D.8 adding Proportionate Fair-Share as an option for meeting concurrency criteria.

(Note: This concludes the Agenda Items representing the second large scale amendment package, Santa Rosa County 08-2)

11. Proposed text amendment to the Santa Rosa County Land Development Code (LDC):

[Land Development Code Section 6.07.00](#) – Amendment to the established and defined area of the Navarre Beach Commercial Core Area.

12. Recommendation of a Local Planning Board member to serve on the SHIP advisory committee.

- V. Chairperson Matters: Review of BOCC April 24, 2008 meeting results.
- VI. Planning Department Matters:
- VII. Announcement of the next Local Planning Board Meeting (June 12, 2008)
- VIII. Adjournment